



SYNOPSIS

HISTORIC LANDMARKS COMMISSION DESIGN REVIEW COMMITTEE (DRC) MEETING

WEDNESDAY, FEBRUARY 17, 2016

1:00 – 2:00 P.M.

City Hall Tower

200 East Santa Clara Street

ROOM T-332

COMMITTEE MEMBERS

Edward Saum, HLC Chair

Max Schultz

and Patricia Jones

Design Review Committee Meeting Goal: Discuss project design conformance with the *Your Old House Guide for Preserving San Jose Homes* design guidelines.

Proposed projects for consideration:

[H15-029](#). Site Development Permit to demolish an existing 888-square foot detached single-family residence and construct a 5,108-square foot duplex on an approximately 0.16 gross acre site located in the Guadalupe/Washington Conservation Area. **Project Manager:** *Roscoe Mata*

Primary conclusions reached by the Subcommittee's discussion included:

- Although the immediately adjacent buildings are single story, the massing of the building is acceptable because of the larger commercial/mixed use buildings in the project vicinity.
- Because the immediate area of the project has a variety of building types and styles from different eras, it is acceptable for the proposed building to have a more modern style than would be acceptable where the immediate vicinity has a greater concentration of historic homes.
- The Committee reviewed two design options. The Committee preferred the option with the metal, standing seam shed roof because it has a simpler, cleaner form and more harmonious appearance.
- The Committee liked the modern interpretation of the front porch on the shed roof option.
- The designer should consider incorporating bay window style massing at the front, taking inspiration from the Victorian residence at 847 Almaden Avenue to frame the building.
- The Committee recommended incorporating more horizontal lines in the exterior cladding materials to better relate to historical building materials.
- The Committee recommended choosing a different front door style.